

TCLB Estimated Closing Costs

As part of the Agreement of Sale, all buyers of TCLB properties agree to pay for all closing costs at the time of property transfer. While these costs differ on a case by case basis, below is an estimate of closing costs you can expect when purchasing a TCLB property. *Please note these are only estimated costs and your closing costs may be different from the ranges laid out below.*

Recording Fees:

Deed: \$150-200

Enforcement Mortgage/Note: \$150-200

Satisfaction of Enforcement Mortgage/Note: \$300-400

Closing Company Fees:

Document Preparation: \$175-400

Tax Certification: \$90-110

Corporate Tax Certification (if applicable): \$20-100

Reimbursements to TCLB:

Dye Test (if applicable): \$75-250

Occupancy Permit for Sale (if applicable): \$60-100

Title Commitment: \$250

Title Insurance:

TCLB Required Title Insurance: \$500-1,200

Total* *Estimated* Closing Costs: \$1,770-3,210

**Please be aware that should you be using financing to purchase a TCLB property there might be additional closing costs as required by your lender that are unaccounted for in this estimate. Additionally, due to the unique nature of TCLB property transactions, closing costs are atypical from the standard real estate transaction- some costs such as Satisfaction of Enforcement Mortgage are included while other typical closing costs such as transfer tax are not.*